

# **TOWER DISTRICT DESIGN REVIEW COMMITTEE REGULAR MEETING AGENDA**

**Tuesday, October 06, 2009 4:00 p.m.**

**LOCATION: Large Planning Conference Room Fresno City Hall 3<sup>rd</sup> Floor**

## **I. CALL TO ORDER**

Members Present:

Members Absent:

<b>Purpose of Committee, Introductions and Procedures – Chair Clifton</b>
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## **II. DISTRIBUTION OF AGENDA MATERIALS AND REPORTS FROM STAFF**

- A.** Agenda Approval (including modifications or changes)
- B.** Reports from Staff

## **III. ADMINISTRATIVE MATTERS**

- A.** Approval of the Action Agenda for the September 01, 2009 and September 15, 2009 Regular Meeting Agendas.
- B.** Reports from Committee Members

## **IV. CONSENT CALENDAR** - Consent Calendar Items are matters that both the Committee and Applicant have agreed upon and require no discussion. All Consent Calendar items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar.

## **V. ACTION ITEMS** - Action items are matters that have been previously reviewed by the Committee and are subject to a vote of the Committee. Applicants and/or their representatives are asked to be in attendance to discuss these projects.

- A. 1167 North Ferger Avenue** (Loye Stone, Architect)  
Consideration of proposal to demolish an existing detached garage on the subject property and construct a new duplex on the subject property with new covered parking. The existing single family residence located on the subject property is proposed to be retained.
- B. 1526 North Thorne Avenue** (Chris Holman, Prospective Buyer)  
Consideration of potential alterations to existing front porch upon acquisition through probate sale. Prospective buyer would propose to remove and replace the existing mono-sloped front porch and metal support posts with a new front porch with a pitched roof and non-metal support posts.

## **VI. PRELIMINARY REVIEW ITEMS** - Preliminary Review Items are matters that will be reviewed by the Committee, which upon completion, may be subject to action of the Committee. Applicants and their representatives may be present to answer questions regarding their projects.

- A. 311 North Broadway** (Michael Karby, Architect / Ernie Nolte, Property Owner)  
Consideration of proposal to reconstruct an existing two story multiple family residential building on the subject property which has been condemned. (Code Enforcement Action – Condemnation)
- B. 2124 North Arthur Avenue** (Steve Kalpakoff, Terra Bella Design)  
Consideration of proposal to construct a new attached garage with a second floor living addition and new patio/carport on the subject property.

**C. 1545 North Palm Avenue** (Frank Areyano, Architect)

Consideration of Variance Application No. V-09-007 requesting approval of a proposed two-foot reduction of the minimum required rear yard setback standard for the installation of a 1,050 square-foot shade structure for the tot lot and playground equipment utilized by The Garden for the Children Day Care Center located on the subject property.

**D. 1145 North Fulton Street** (Paulith Boutah, Applicant)

Consideration of Conditional Use Permit Application No. C-09-185 requesting authorization to establish The Million Elephant Bar II nightclub with dancing and an ABC Type 48 license (sale of beer, wine, and distilled spirits for consumption on the premises where sold) within the tenant space of the existing commercial building on the subject property.

**VII. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS-**

Committee Consultation Items and unscheduled matters are items that the general public can address to the Committee in order to request input on a proposed project with no formal recommendations, or to provide general information about projects and events in the Tower District. However, the Committee cannot take formal action on these items. **(Unscheduled Items shall each be limited to five minutes.)**

**VIII. ADJOURNMENT**

*(The next regular meeting of the Tower District Design Review Committee will be held on October 20, 2009)*

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